

Planning Statement

**Greenyard Farm,
Argae Lane,
Barry**

March 2017



Summary

Proposal:

The change of use of existing stone barn and timber barn to residential, partial conversion of former milking parlour to garage use, the demolition of the remaining milking parlour and steel framed buildings and erection of 12 holiday accommodation units and shower block.

Location:

Greenyard Farm, Argae Lane, Barry

Date:

March 2017

Project Reference:

15.484

Client:

St Andrews Major Golf Club

Product of:

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Introduction

- 1.1 This planning statement accompanies a planning application submitted on behalf of St Andrews Major Golf Club and for the change of use of existing stone barn and timber barn to residential, partial conversion of former milking parlour to garage use, the demolition of the remaining milking parlour and steel framed buildings and erection of 12 holiday accommodation units and shower block at Greenyard Farm, Argae Lane.
- 1.2 The farmland associated with Greenyard Farm was developed into St Andrews Major Golf Club in 1993. The Golf Club now comprises of a 9-hole golf course and driving range. The agricultural buildings once associated with the farmhouse are largely used for storage associated with the golf course.
- 1.3 Recent trends suggest an increase in golf tourism primarily associated with golfing holidays and St Andrews Major Golf Club have witnessed this first hand through an increase in the number of customers travelling from further afield for a golfing holiday over the course of several days, a large number of which enquiring beforehand to see whether they offer accommodation on-site or if they can suggest accommodation nearby.
- 1.4 In response to this demand, and in order to broaden the range of services that the Golf Club offers, it is proposed to develop new-build holiday accommodation for golfers – Greenyard Glamping. To fund the scheme, it is proposed to attain consent for the change of use of the traditional barn buildings to residential.
- 1.5 The planning application comprises the following set of drawings prepared by DesignCell Architects;

Drawing Name	Drawing No.
Site Location Plan	
Existing Site Layout Plan	EX/SL/20
Proposed Site Layout Plan	PR/SL/21
Existing Site Layout Plan (residential)	EX/SP/22
Proposed Site Layout Plan (residential)	PR/SP/23
Existing floor plans Barn A	EX/A/24
Existing Elevations Barn A	EX/A/25

Proposed Floor plans Barn A	PR/A/26
Proposed Elevations Barn A	PR/A/27
Existing floor plans Barn B	EX/B/28
Existing Elevations Barn B	EX/B/29
Existing Elevations Barn B	EX/B/30
Proposed Floor plans Barn B	EX/B/31
Proposed Elevations Barn B	EX/B/32
Proposed Elevations Barn B	EX/B/33
Unit A Elevations and Floor Plans	
Unit B Elevations and Floor Plans	
Unit C Elevations and Floor Plans	
Dome Unit Elevations and Floor Plans	
Shower Unit Elevations and Floor Plans	

1.5 In addition, the following supporting documents are submitted.

Document	Prepared by
Planning application forms (1APP)	Asbri Planning Ltd
Planning Statement	Asbri Planning Ltd
Transport Statement	Asbri Transport Ltd
Business Plan	St Andrews Major Golf Course
Extended Phase 1 Report	Dusk to Dawn Ecology
Bat Survey	Dusk to Dawn Ecology
Nesting Bird Survey	Wildlife Services and Consulting Ltd
Heritage Assessment	EDP
Visual Inspection Report	Ramboll

1.6 The statement takes the format of an overview of the site and its surroundings at section 2, with a summary of the proposals at section 3 and supporting documentation at Section 4. A planning policy review is undertaken at section 5. The document then includes an

appraisal of the relevant considerations at section 6 and a brief conclusion at section 7.

Site Description

General location

- 2.1 The application site comprises part of the farm complex at Greenyard Farm, which is located to the east of Argae Lane, to the south of St Andrews Major and to the east of Dinas Powys. Argae Lane connects with the Docks Link Road (A4231) just 900m to the south which provides access to the M4 motorway via the A4232 to the north and to Cardiff and Dinas Powys via the A4055 to the north east. Barry town centre is located approximated 6.5km to the south west of the site.

The Site and Buildings

- 2.2 The site area amounts to some 0.6 hectares and comprises the original farmhouse, a stone barn, a timber barn, a former milking parlour and a range of larger, more modern steel barns. None of the buildings are listed.
- 2.3 Both barns and milking parlour have been out of use since the farm grounds were converted to a golf course approximately 20 years ago and are now used primarily for storage associated with the golf course. The site is largely flat and its perimeter made up of mature trees and hedgerows.

Surroundings

- 2.4 The former farm complex is bounded to the north, east and south by St Andrews Major golf course. Argae Lane bounds the western boundary of the site, beyond which is a stable and a number of agricultural fields.
- 2.5 Little Green, Westra Boarding & Training Kennels is located to the north of the application site, with both St Andrews Major Golf Club & Driving Range Club House and St Richard Gwyn Catholic High School located to the south.

Planning History

- 2.6 The application site has an extensive planning history which is detailed in the below table;

Planning reference	Proposal	Decision
1992/00329/FUL	Change of use to nine-hole golf course	Approved subject to conditions 21 July 1992.

1992/01256/FUL	Clubhouse to adjacent golf course.	Approved subject to conditions 23 February 1993.
1992/00339/FUL	Conversion of out-buildings to four dwellings	Refused 11 July 1996
1996/01184/FUL	Stewards accommodation in Clubhouse	Approved subject to conditions 14 February 1997.
96/00994/FUL	Conversion of 2 existing buildings into 2 dwellings	Refused 10 January 1997. Subsequently dismissed at Appeal August 2014
1999/00766/FUL	Extension to clubhouse. New driving range and extend golf course to 18 holes	Approved subject to conditions 21 October 1999.
2001/00319/FUL	Renewal of 96/01184/FUL for stewards accommodation	Approved subject to conditions 27 April 2001.
2005/00355/FUL	New build 10 No. two person one bedroom self-catering holiday accommodation units	Withdrawn 28 September 2005.
2006/00278/FUL	Proposed conversion of redundant farm buildings into 10 no. two person one bedroom self-catering holiday accommodation units	Withdrawn 12 June 2006.

2.7 It is considered necessary to expand on those historic application of most relevance. Application Ref: 1996/00339/FUL for the conversion of out-buildings to four dwellings was refused in July 1996 for the following reasons;

“The proposed development fails to meet criterion (i), (ii), (v) and (viii) of the Council's policy for the conversion of rural buildings and Policy ENV 17 of the Vale of Glamorgan Local Plan (as amended - Deposit Draft) therefore falls to be considered as residential development in the open countryside. The development is considered to be contrary to local and national policies for the protection of the countryside including Policy H10 of the adopted County of South Glamorgan (Structure Plan), Policy H1 of the approved East Vale Local Plan and Policy HOUS 4 of the Vale of Glamorgan Local Plan (Deposit Draft) (as amended).”

2.8 Application ref: 1996/00994/FUL for the conversion of outbuildings to 2 No. dwellings was refused in January 1997 for the following reasons;

“The proposed development fails to meet the criterion of the Council's Policy for the Conversion of Rural Buildings and Policy ENV17 of the Vale of Glamorgan Local Plan (Deposit Draft) as amended 1995 and therefore falls to be considered as residential development in the open countryside. The development is considered to be contrary to local and national policies for the protection of the countryside including Policy H10 of the adopted County of South Glamorgan Structure Plan, Policy H1 of the approved East Vale Local Plan and Policy HOUS4 of the Vale of Glamorgan Local Plan (Deposit Draft) as amended, 1995”.

A subsequent appeal was dismissed in August 1997 for the following reasons;

- In regard to the matter of reconstruction I would accept that both buildings appear to be structurally sound. However the external walls of the timber building lack adequate insulation for dwelling house use and the roof is clad with sheet metal. Taken overall therefore conversion of the timber building could only be accomplished with substantial upgrading of the external cladding and wholesale adaption of the interior. Although the walls of the single storied stone structure need only be dry lined the sheet metal roof would need substantial upgrading and the building would need substantial internal alteration before being used as a house. On balance therefore I have concluded that substantial alteration would be necessary and having regard to the content of Annex D of PPG7 I find that this lends further support to the suggestion that policy should not be overruled.
- In regard to the matter of group value I appreciate that a house may well have existed on this site in the late C18 but there is no evidence to support your claim that this is the present farmhouse. Furthermore, because the cartographical

evidence submitted by you clearly shows that the present farmyard layout dates not from the C18 but from the period 1878-1898 and because the farmhouse does not appear to be listed I find support for my view, formed on inspection, that the whole complex underwent a substantial change in the latter part of the C19. I do not, as a result, consider that the group has particular historic value and inspection showed that it was not particularly attractive. I therefore find no historic or visual justification for the retention of the buildings.

- In regard to the last matter of enhancement I would accept that the proposal to remove unsightly modern structures would be visually beneficial. However, I do not consider that this justifies allowing the proposals which I find are in conflict with national and development plan policies regarding development in the open countryside.

Description of Proposed Development

- 3.1 The application seeks permission for a change of use of existing stone barn and timber barn to residential, partial conversion of former milking parlour to garage use, the demolition of the remaining milking parlour and steel framed buildings and erection of 12 holiday accommodation units and shower block.

Background to the Proposals.

- 3.2 Greenyard Farm complex is bounded on 3 sides by St Andrews Major golf course, which occupies the farms former agricultural land. With the agricultural use of the buildings having ceased, the condition of the buildings has gradually deteriorated over the years and they are now in need of redevelopment for alternative uses.
- 3.3 The Golf Club which once comprised of an 18-hole golf course has since been reduced to a 9-hole golf course and driving range. This is due to the fact that the golf industry has experienced difficult trading conditions, with a general fall in membership across the board. More recently, golfers have increasingly shown a desire to be more flexible in where and when they play reflected in a move away from annual memberships towards 'pay as you play' courses.
- 3.4 In recent years, St Andrews Major Golf Club has experienced an increase in the number of customers from further afield that travel to the Vale of Glamorgan for a golfing holiday over the course of several days. They often receive enquiries asking if they offer accommodation on-site or if they can suggest accommodation nearby.
- 3.5 In response to this demand, and in order to broaden the range of services that the Golf Club offers, it is proposed to redevelop the former farm complex by converting the traditional buildings to residential use and to develop new-build holiday accommodation for golfers.

The Proposals

- 3.6 It is proposed to convert the existing stone and timber barn into residential dwellings, both comprising three bedrooms. As part of this, the application proposes the conversion of part of the former milking parlour to garages to serve the new dwellings and also to formalise the access and curtilage arrangements.
- 3.7 It is proposed to demolish the remainder of the milking parlour and the range of modern steel barns and re-develop the area for holiday-let cabins as a complimentary use to the adjoining golf course. 12 units are proposed in total, comprising 4 varying styles of accommodation;

- 2 x Unit A – The Bedw (4 persons);
- 2 x Unit B – The Derw (6 persons);
- 4 X Unit C – Modulog Mawr (4 person); and
- 4 x Dome Unit/ Unit D (4 persons).

- 3.8 A separate unit is proposed comprising a disabled bathroom, utility and store room, 3 WC, wash hand basis and 4 shower cubicles.
- 3.9 Three of the proposed units, notably the Bedw, the Derw and Modulog Mawr and the separate shower block are similar in form and character, comprising 'log cabin' style accommodation, with dome style roofs and appear natural and temporary in character and appearance.
- 3.10 The dome is essentially a freestanding geodesic steel dome frame and canvas. The domes are available in a number of colours and are by their very nature temporary in style.

Supporting Documentation

- 4.1 The following section intends to provide a brief overview of the supporting documents which have been prepared to accompany the planning application for the proposed development.

Transport Statement

- 4.2 A Transport Statement, prepared by Asbri Transport is submitted to accompany this planning application. As part of the assessment of the wider highway network, Automatic Traffic Counts (ATC) were undertaken on Argae Lane both sides of the development access which confirmed that the 85th percentile speeds of vehicles travelling along Argae Lane are 38.1 mph (northbound) and 36.49 mph (southbound). These are within the posted national speed limit of 60 mph. Based on the 85th percentile speeds and in line with manual for streets requirement, the junction visibility requires an X distance of 2.4m and a Y distance of 55m to the north and 51m to the south.
- 4.3 In line with the requirement of the Vale of Glamorgan Councils adopted parking standards (Supplementary Planning Guidance 2015), the application site is located within zone 6 – Deep Rural.
- 4.4 The number of parking spaces required for the proposed tourism element of the scheme has been calculated based on ‘hotel parking provision’ which requires 1 commercial vehicle space, 1 space per 3 non-residential staff and 1 space per bedroom. Based on 12 units, comprising 10 no. 4 person units and 2 no. 6 person units, 52 visitor parking + staff parking. One space per bedroom to a maximum of three spaces is required to accommodate the residential properties on site.
- 4.5 A TRICS analysis shows that the proposed development would be likely to generate approximately 6 vehicle movements (two-way) in the AM peak period and 7 vehicle movements (two-way) in the PM peak period. It is considered the existing highway network has sufficient capacity to accommodate the low level of additional vehicles that will be attracted to the development and that the impact on highway network’s performance will be negligible.

Heritage Assessment

- 4.6 A Heritage Assessment by Environmental Dimension Partnership was commissioned in response to concerns raised by the Council Building Control Officer regarding the ability to convert the timber barn without significant alteration and in respect of the comments of the Appeal Inspector in respect of application ref: 96/00994/FUL. The Assessment sought to identify;

- The origins, form/function, development and significance of the assets;
 - Their status in legislative/planning policy terms;
 - The likely nature and magnitude of any potential impacts upon that significance through completion of the proposed development;
 - The appropriate framework for the evaluation and determination of the planning application, with respect to its impact on its heritage value.
- 4.7 The Assessment concludes that the form of development proposed would not only retain the architectural and historic features present in the building but could also be completed without having an unacceptable impact on its appearance and rural character.
- 4.8 The report acknowledged that the proposed structural works to both the timber and stone barns could readily be undertaken without planning permission, as routine repair and maintenance, if it was to be retained in its current agricultural use.
- 4.9 The proposed residential conversion does not require or involve any extension. Insofar as reconstruction is needed, it is simply a question of establishing which timber elements can be retained and which ones either require re-working or replacement. In reality this comprises little more than routine maintenance, albeit in this instance the scale of work required is more substantive because of the buildings past neglect and deterioration.
- 4.10 The Assessment notes that whilst it has previously been identified by the Council that the extent of the renovation required and the need to provide insulation would prohibit the building's conversion to a residential dwelling, it should be stressed that there is a straightforward technical solution to the provision of insulation (commonly used in timber-framed buildings). The design and construction of these buildings were intended to make them easy to assemble, dismantle and relocate. Accordingly, the utilitarian form of the unlisted barn at Greenyard Farm makes its repair and renovation straightforward to achieve with the appropriate knowledge and expertise.
- 4.11 The Assessment concludes that there is no technical or planning related reason why the proposed development should not be granted the necessary permission to proceed. There are sufficient grounds to believe that the barn's architectural and historic interest would be maintained by the proposed conversion, and that by doing

so the underlying richness of the historic environment would be appropriately conserved.

Initial Structural Inspection Report

- 4.12 An Initial Structural Inspection Report has been completed by Rambol to accompany the application. The objective of the report was to discuss the structural viability of maintaining and converting the existing stone and timber barns. The Report concludes that it is feasible to convert both existing structures for residential use.

Extended Phase 1 Habitat Survey

- 4.13 An Extended Phase 1 Habitat Survey has been undertaken and is submitted to accompany the planning application. The site is assessed as having;
- low potential for the presence of otters;
 - Potential Bat activity resulting in the needs for a separate Bat Survey;
 - low potential for the presence of dormice;
 - as having negligible potential for great crested newts
 - negligible potential for the presence of badgers
 - No birds' nests were directly noted, however birds were seen flying into the wood clad barn during the survey. Appropriate steps and mitigation for nesting birds will be undertaken as part of the development.
 - Overall the proposed development site has low potential for reptiles to be present consisting mainly of hard standing and buildings which do not offer cover or foraging habitat. However the surrounding habitats adjacent to the site could support such species

- 4.14 Accordingly, the following recommendations are suggested;
- Clearance of rubble/rubbish within the site must be done outside of the hibernation period i.e. cleared between March and October.
 - Demolition/redevelopment of barns should be take place between September and February to avoid the bird breeding season. If this is not possible, before any work commences a suitably qualified ecologist should check the buildings for the presence of bird nests.

- 4.15 The recommendations of the report will be adhered to throughout the development process.

Bat Survey

- 4.16 As per the recommendations of the Extended Phase One Habitat Survey, a Bat Survey has been undertaken and is submitted to accompany the planning application.
- 4.17 The report found a maximum of 4 Common Pipistrelles, using the stone barn. These are a relatively common species of bat and in small number. The bats are probably male or non-breeding females. The survey report concludes that as the emergence surveys did not identify any significant maternity roost, if there is careful consideration to incorporate improved roosting conditions into the renovation, this project could offer ecological gain for the resident bats.
- 4.18 As the property is a confirmed bat roost, a bat licence will be obtained prior to any work to the buildings or roof.

Nesting Bird Survey

- 4.19 A Nesting Bird Survey has been undertaken and advises that from September until February (inclusive) the chance of encountering an active bird is low. It is therefore advised to dismantle these structures or make them unsuitable/inaccessible for nesting birds during this timeframe to prevent any from re-entering the structure ahead of the next bird nesting season.

Hedgerow Survey

- 4.20 Given that a short length of hedgerow will be removed to facilitate access to the glamping area, a Hedgerow Survey has been undertaken by TDA Associates to assess the importance of the hedge. The Hedgerow Survey identified that the hedgerow and associated roadside embankment along the sites north western periphery with Argae Lane is likely to be an Important Hedgerow as defined by the Hedgerow Regulations 1997. Notwithstanding this, the proposal to make a short break in the hedge is considered to be acceptable subject to replacement planting and wider biodiversity enhancements.

Business Plan

- 4.21 A Business Plan, prepared by St Andrews Major Golf Club has been submitted in support of the planning application. The Business Plan confirms that the long term vision for St Andrews Major Golf Course is to develop Greenyard Glamping as an ancillary use to the Golf Club and Driving Range. The Golf Club is a licensed wedding venue and as such, it is envisaged that that the glamping scheme will provide accommodation not only to those individuals seeking a golfing holiday but also for those attending functions such as weddings, birthdays and charity balls, being held at the golf club .

4.22 However, capital needs to be raised to finance the project. Whilst other avenues have been explored including bank funding, this has not been forthcoming such that the Golf Club have no other option than to look at utilising their own assets and ultimately maximising the potential of their property for the benefit of the business. It is proposed therefore to achieve planning permission for two existing barns and offering them to the market place. The capital raised will allow the Golf Club to implement the Greenyard Glamping development.

Planning Policy Context

Introduction

- 5.1 The planning policy framework for the determination of this application is provided by national planning guidance, together with the adopted Vale of Glamorgan Unitary Development Plan (UDP). Weight can also be given to the Deposit Local Development Plan (LDP) given that it is at an advanced stage and is based upon an up-to-date evidence base.

Planning Policy Wales

- 5.2 Planning Policy Wales (PPW), published by the Welsh Government (Edition 9, November 2016) sets out the context for sustainable land use planning policy, within which Local Planning Authorities' statutory development plans are prepared and development control decisions on individual applications and appeals are made. PPW is supported by 21 topic-based Technical Advice Notes (TAN's) which are also relevant.
- 5.3 PPW seeks to promote resource efficient settlement patterns that minimise land take and urban sprawl, locate development so as to minimise demand for travel, ensure that all communities have good quality housing for their needs and safe neighbourhoods, promote access to employment, shopping, education, health, community, leisure and sports facilities and open space.
- 5.4 Paragraph 2.1.1 of PPW emphasises that the aim of the planning system is to make planned provision for an adequate and continuous supply of land to meet society's needs in a way that is consistent with sustainability principles, as set out in the Well-being of Future Generations (Wales) Act 2015.
- 5.5 Paragraph 4.1.1 promotes the notion of sustainable development as being central to all planning decisions in Wales.
- 5.6 Paragraph 4.6.3 that the priorities for rural areas are to secure:
- *"sustainable rural communities with access to affordable housing and high quality public services;*
 - *a thriving and diverse local economy where agriculture-related activities are complemented by sustainable tourism and other forms of employment in a working countryside; and*
 - *an attractive, ecologically rich and accessible countryside in which the environment and biodiversity are conserved and enhanced."*
- 5.7 Section 4.9 states that previously developed (or Brownfield) land should wherever possible be used in preference to Greenfield sites.

5.8 Section 4.11 states that good design could protect the environment and enhance its quality.

5.9 Section 7.3 of PPW sets out the Welsh Government's preference for promoting diversification in the rural economy and confirms its importance in terms of securing economic prosperity.

5.10 Para 7.3.3 confirms that:

"Local planning authorities should adopt a positive approach to development associated with farm diversification in rural areas, irrespective of whether farms are served by public transport. While initial consideration should be given to adapting existing farm buildings, the provision of a sensitively designed new building on a working farm within existing farm complexes may be appropriate where a conversion opportunity does not exist."

5.11 In regards to tourism related development, PPW states at para. 11.1.1:

"Tourism is vital to economic prosperity and job creation in many parts of Wales. It is a significant and growing source of employment and investment, based on the country's cultural and environmental diversity. Tourism can be a catalyst for environmental protection, regeneration and improvement in both rural and urban areas."

5.12 Para. 11.1.4 recognises the link between rural diversification and tourism stating:

"Tourism involves a wide range of activities, facilities and types of development throughout Wales. The planning system should encourage sustainable tourism in ways which enable it to contribute to economic development, conservation, rural diversification, urban regeneration and social inclusion, recognising the needs of visitors and those of local communities."

Technical Advice Notes

TAN 6: Planning for Sustainable Rural Communities

5.13 TAN 6 acknowledged the planning systems role in supporting the delivery of sustainable rural communities. It advises that the overall goal for the planning system is to support living and working rural communities in order that they are economically, socially and environmentally sustainable.

5.14 Para 3.1.2 is particularly relevant and notes that *"Planning authorities should support the diversification of the rural economy as a way to provide local employment opportunities, increase local economic prosperity and minimise the need to travel for employment."*

Para 3.1.2 continues stating that *“The development plan should facilitate diversification of the rural economy by accommodating the needs of both traditional rural industries and new enterprises, whilst minimising impacts on the local community and the environment.”*

- 5.15 Section 3.2 of TAN 6 concerns proposals for the re-use or adaptation of rural buildings and states at paragraph 3.2.1 that:

“When assessing planning applications for the re-use or adaptation of a rural building, the primary consideration should be whether the nature and extent of the new use proposed for the building is acceptable in planning terms. It should not normally be necessary to consider whether a building is no longer needed for its present agricultural or other purposes.”

- 5.16 Para 3.2.1 notes that Planning Authorities should support the diversification of the rural economy *“as a way to provide local employment opportunities, increase local economic prosperity and minimise the need to travel for employment”* by *“accommodating the needs of both traditional rural industries and new enterprises, whilst minimising impacts on the local community and the environment”*.

- 5.17 Para 3.7.2 provides examples of non-agricultural enterprise which may be appropriate in rural settings; *“Many economic activities can be sustainably located on farms. Small on-farm operations such as food and timber processing and food packing, together with services (e.g. offices, workshop facilities, equipment hire and maintenance), sports and recreation services, and the production of non-food crops and renewable energy, are likely to be appropriate uses”*.

TAN 12: Design

- 5.18 TAN 12 provides guidance on how good design should be achieved through the planning process. Paragraph 4.9 identifies opportunities for innovative design will depend on the context of the development, appraisal of the surrounding context can provide design to meet the need of both the present and future.
- 5.19 Section 5.0 describes how good design can be integrated into developments under several sub-headings including transport and movement, biodiversity, urban regeneration, the public realm, housing design and layout, employment and commercial areas, resource efficient layout, and design and public safety.
- 5.20 Para 5.8.3 identifies that reconciling the maintenance of local identity with efforts to support economic viability in rural areas will often point to conversion of existing buildings. Conversion requires skilful and sensitive design, an understanding of traditional construction methods and the imagination to make the fullest and most exciting

use of the space available

TAN 18: Transport

- 5.21 TAN 18 provides advice on transport related issues when planning for new development including integration between land use planning and transport, location of development, parking and design of development. Sections 12-16 address “Complementary Transport Measures” with specific reference to pedestrians and cyclists. Local authorities are encouraged to promote the development of facilities for these users. Other issues addressed in the TAN, which are relevant to the development include: traffic management and parking.

TAN 23: Economic Development

- 5.22 TAN 23 relates to economic development and states that it is essential that the planning system recognises and gives due weight to the economic benefits associated with new development.

The Vale of Glamorgan Unitary development Plan

- 5.23 The Vale of Glamorgan Council Unitary Development Plan (adopted in 2005) provides a policy framework for land use for the period 1996 to 2011. The UDP is now time-expired but continues as the adopted development plan for the area until it will be replaced by the Local Development Plan (LDP). The LDP is currently under examination and it is envisaged that it will be adopted in the summer of 2017.
- 5.24 The application site is shown on the UDP Proposals Maps as land outside of the settlement, within the open countryside. The site in question is identified as lying within an aviation safeguarding zone.
- 5.25 The following UDP policies are also considered relevant in the context of the proposed development:

Policy reference	Relating to
ENV1	Development in the Countryside.
ENV8	Small Scale Rural Conversions.
ENV10	Conservation of the Countryside.
ENV11	Protection of Landscape Features.
ENV16	Protected Species.
ENV27	Design of New Developments.
ENV28	Access for Disabled People.
HOUS3	Dwellings in the Countryside.

EMP2	New Business and Industrial Development.
TOUR4	Caravan, Chalet and Tent Sites.
TRAN10	Parking.
REC9	New Golf Related Development.

5.26 The following policies are of most relevance to the determination of the planning application.

5.27 ENV 1 confirms that *“Within the delineated countryside permission will only be granted for:*

- I. development which is essential for agriculture, horticulture, forestry or other development including mineral extraction, waste management, utilities or infrastructure for which a rural location is essential;*
- II. appropriate recreational use;*
- III. the re-use or adaptation of existing buildings particularly to assist the diversification of the rural economy; or*
- IV. development which is approved under other policies of the plan”.*

5.28 Policy ENV8 of the UDP specifically relates to the conversion of rural buildings and states:

Proposals which involve small scale conversions of rural buildings to new uses will be permitted if all of the following criteria are met:

- I. where the building is of architectural or historic value, the proposed conversion retains those architectural or historic features present in the building;*
- II. in the case of a conversion to business use the building in terms of form, bulk and general design is in keeping with its surroundings;*
- III. the building is structurally sound and the conversion can be achieved without substantial reconstruction of the external walls, or extension to the building. however, each proposal will be assessed as a matter of fact and degree, depending on the particular circumstances of the case;*
- IV. conversion work can be undertaken without unacceptably altering the appearance and rural character of the building;*
- V. where residential use is considered acceptable, amenity*

space can be provided within the curtilage of the site without undue incursion into the rural landscape;

- VI. vehicular access is available or can be provided from the public highway without any unacceptable effect upon the appearance of the countryside;*
- VII. satisfactory parking provision can be made within the curtilage of the site;*
- VIII. in the case of conversion for small scale commercial, industrial, recreational or tourism use the proposal should not create unacceptable traffic or other environmental problems;*
- IX. in the case of conversions for small scale commercial or industrial uses, any retail sale of products should be ancillary to the main use;*
- X. the proposal is not incompatible with activities carried out on adjoining land. Applicants may be requested to enter into a legal agreement to control the activities of other land in their ownership;*
- XI. utility and infrastructure services can be provided without unacceptable visual intrusion and without detriment to the environment;*
- XII. the proposed new use would preserve or enhance the setting or character of any conservation area; and*
- XIII. the proposal would preserve or enhance the architectural or historic quality of a listed building or its setting."*

5.29 Policy ENV 11 'Protection of Landscape Features' advises that *"Development will be permitted if it doesn't now unacceptably affect the features of importance to landscape of nature conservation, including: trees woodland hedgerows, river corridors, ponds, stone walls and species rich grasslands.*

5.30 Policy REC9 of the UDP concerns application for 'golf related development'. This states:

"New golf related developments will be permitted providing they are not located within the Glamorgan heritage coast and do not have an unacceptable effect on:

- I. sites of scientific interest;*
- II. designated nature conservation sites;*
- III. parks, gardens and landscapes of historic importance; and*
- IV. designated conservation areas and / or listed buildings."*

5.31 Strategic Policy 6 of the UDP concerns proposals related to tourism and this states:

"Tourism developments will be favoured where they:

- I. assist the development of the local economy: and/or
- II. safeguard or enhance the quality of the environment.”

5.32 Policy TOUR4 of the UDP concerns proposals for caravan, camping and tent sites stating:

“Proposals for additional sites outside the boundary of the Glamorgan Heritage Coast and other parts of the Coastal Zone will be permitted if:

- I. *the scale of the proposal or any proposed extension is in keeping with surrounding uses;*
- II. *the proposal does not unacceptably affect the interests of agriculture, conservation, areas of ecological, wildlife, landscape or archaeological importance;*
- III. *the proposal does not have an unacceptable effect upon the amenity and character of the existing or neighbouring environments by virtue of noise, traffic congestion, exacerbation or parking problems, or visual intrusion;*
- IV. *the proposal meets high standards of layout, landscaping and design and has safe vehicular access;*
- V. *adequate utility and infrastructure services exist, are reasonably accessible, or can be readily and economically provided;*
- VI. *suitable access is provided for disabled persons and those with impaired movement;*
- VII. *parking is provided in accordance with the council’s approved guidelines; and*
- VIII. *the site is not in an area where there is a risk of flooding”.*

Supplementary Planning Guidance

The Conversion of Rural Buildings’ (2005)

5.33 Policy ENV8 is supported by Supplementary Planning Guidance ‘The Conversion of Rural Buildings’ (2005). At para. 4.1.1(a) this states that “the conversion of buildings for residential purposes should usually be located within established rural settlements or within reasonable accessibility to local services.”

5.34 At para. 4.1.1(b), it continues by stating that:

“generally barns considered suitable for conversion must be of a stone or brick built construction and built before 1914.”

5.35 At 4.1.1(g), the SPG states;

“each application should therefore be accompanied by a structural survey which has been prepared by an independent professionally

qualified structural engineer. The structural survey should clearly indicate that the scheme is realistic and the rural buildings capable of conversion."

- 5.36 The Council also has specific SPG on 'Golf Related Development' which provides guidance further to Policy REC9 referenced above. This predominantly concerns proposals for golf courses or driving ranges, however, it does state the following at para. 5.9.3 regarding ancillary development:

"The use and adaptation of existing rural buildings has been recognised as a means of reducing demand for new buildings in the countryside. For this reason, facilities should be accommodated within existing buildings wherever possible, whilst retaining their character and architectural integrity. When a suitable building does not already exist for conversion, the scale and design of, or extension to, an existing the building should pay regard to the local vernacular, and appropriate local materials should be used. Where possible the removal of existing unsightly buildings, which cannot be sensitively adapted to make them acceptable for golf course purposes, will be encouraged."

Design in the Landscape

- 5.37 In regard to Farm Buildings the SPG confirm that:

"Restoration of, or additions to older buildings, whether for agricultural or other uses, should be carried out using traditional materials and should be appropriate in scale with the original complex".

- 5.38 It also advised that:

"Conservation and restoration of built features other than buildings, especially ponds and wells or springs which may be required in future, walls, tracks/green lanes, gates and stiles, cobbled yards, etc.".

- 5.39 In regard to woodland and hedgerows, the SPG advises that:

"Efforts should be made to conserve certain hedges that may not be protected by the Hedgerow Regulations. This may include roadside hedges, visually significant or prominent hedges and recent planting".

Trees and Development

- 5.40 it is advised that *"before submitting a planning application for land adjacent to or on which trees are growing, a comprehensive land and tree survey should be undertaken by suitably qualified professionals"*.

Amenity Standards

- 5.41 The SPG sets out the Councils amenity standards to ensure privacy

and amenity including separation distances, provision of amenity space and daylight/sunlight standards.

The Vale of Glamorgan Deposit Local Development Plan

5.42 The Vale of Glamorgan Deposit LDP is currently under examination and it is anticipated that the plan will be adopted in summer 2017. As such it is considered that limited weight can be given to the policies contained within the deposit plan.

5.43 The application site is shown on the LDP Proposals Maps as land outside of the settlement, within the open countryside.

5.44 The following documents are considered most relevant to this application;

Policy reference	Relating to
SP11	Tourism and Leisure
MD1	Location of New development
MD3	Design of New Development
MD9	Historic Environment
MD12	Conversion and Renovation of Rural Buildings
MD14	Tourism and Leisure

5.45 Policy SP11 confirms that *“proposals which promote the Vale of Glamorgan as a tourism and leisure destination will be favoured. Existing tourism and leisure facilities will be protected and enhanced, and favourable consideration will be given to proposals which:*

1. *Enhance the range and choice of the vale of Glamorgan’s tourism and leisure opportunities, particularly through the provision of all year round facilities and a range and choice of visitor accommodation in appropriate locations;*
2. *Favour rural diversification and the local economy; and*
3. *Protect existing tourism assets and promote the sustainable use of the countryside and the Glamorgan Heritage Coast.*

5.46 Policy MD1 acknowledges that *“to ensure that new development on unallocated sites assists in delivering the strategy, development will be favoured where it:*

1. *Has no unacceptable impact on the countryside;*
2. *Reinforces the role and function of the key settlement of Barry, the service centres settlements, primary settlements and minor rural*

settlements as key providers of commercial, community and healthcare facilities;

- 3. Promotes new enterprises, tourism, leisure and community facilities in the rural vale of Glamorgan;*
- 4. In the case of residential development, supports the delivery of affordable housing in areas of identified need;*
- 5. Has access to or will promote the use of sustainable modes of transport;*
- 6. Will benefit from existing infrastructure provision or where new infrastructure can be provided without any unacceptable effect on the natural or built environment;*
- 7. Promotes sustainable construction and makes beneficial use of previously developed land and buildings;*
- 8. Provides a positive context for the management of the water environment by minimising or avoiding areas of flood risk and safeguards resources; and*
- 9. Does not have an unacceptable impact on green wedges, sites of importance for nature conservation, special landscape areas and / or the Glamorgan Heritage Coast.*

5.47 Policy MD3 confirms that “development proposals will be permitted where:

- 1. They are of a high standard of design that positively contributes to the context and character of the surrounding natural and built environment;*
- 2. They respond appropriately to the local context and character of neighbouring buildings in terms of type, form, scale, mix, and density;*
- 3. Existing features of townscape or biodiversity interest are preserved or enhanced;*
- 4. There would be no unacceptable impact on the amenities of neighbouring occupiers;*
- 5. The development would be compatible with other uses in the locality;*
- 6. They promote the creation of healthy and active environments and reduce the opportunity for crime and anti-social behaviour;*
- 7. They provide a safe and accessible environment for all users, giving priority to pedestrians, cyclists and public transport users;*
- 8. They minimise the causes of climate change and incorporate renewable and low carbon energy use features;*
- 9. They would have no unacceptable impact on highway safety and would not cause or exacerbate existing traffic congestion;*
- 10. They provide public open space and private amenity space in accordance with the council's standards;*
- 11. Car parking would be provided in accordance with the council's supplementary planning guidance ; and*

12. *They demonstrate the efficient use of water.*

5.48 Policy MD9 advises that *“development proposals must protect the qualities of the built and historic environment of the vale of Glamorgan, specifically:*

1. *Within conservation areas, development proposals must preserve or enhance the character or appearance of the area;*
2. *For listed and locally listed buildings, development proposals must preserve or enhance the building, its setting and any features of significance it possesses;*
3. *Within designed landscapes, historic parks and gardens, and battlefields, development proposals must respect the special historic character and quality of these areas, their settings or historic views or vistas.*

5.49 Policy MD12 confirms that the *“proposals for the conversion or renovation of existing buildings for rural enterprise, tourism, community or residential use will be acceptable where:*

1. *The proposal is for the reuse of a surplus rural building;*
2. *Conversion of an existing rural building would not give rise to the need for a replacement building; and*
3. *Reuse can be achieved without substantial reconstruction, extension or unacceptably altering the appearance and rural character of the building or its setting;*

Proposals for residential use will only be permitted where it would preserve a building which is of architectural or historic importance or otherwise positively contributes to rural character and developers have demonstrated that:

4. *There are no viable alternative uses; and*
5. *The site is sustainable in terms of access to local services, public transport and community facilities”.*

5.50 Policy MD 14 notes that *“proposals for the development of new or enhanced tourism and leisure facilities will be permitted where the proposal:*

1. *Is located within the key settlement, the service centre settlements, primary settlements and minor rural settlements; or*
2. *Forms part of a rural enterprise or farm diversification scheme; or*
3. *Involves the conversion of an existing rural building in accordance with Policy MD 12; or*
4. *Involves sustainable low impact tourism and leisure proposals in the countryside; and*

5. *The development complies with policies MD 2 and MD 3*

Proposals that would result in the loss of existing tourism and leisure facilities will be resisted unless it can be demonstrated that there is a sufficient supply of facilities within the area to satisfy demand and/or the facility has been marketed and proven to be no longer economically viable”.

Appraisal

Overview

6.1 This section aims to identify the main issues relevant to the determination of the application and assess the scheme against the relevant planning policy framework. These matters are considered to be as follows:

- The **principle of development;**
- The impact of the development on the local **highway network, Access and Car Parking;**
- The impact of the development on **ecology;**
- The impact of the development on **hedgerows;**
- **Other material considerations.**

The Principle of development

6.2 Given the nature of the application it is sensible to consider the principle of development in stages. Firstly the principle of both uses as individual entities before assessing the principle of the overall scheme.

The Principle of development in terms of the tourism element of the scheme

6.3 In line with Policy TOUR 4, it is proposed to develop the northern section of the site for holiday-let cabins as a complimentary use to the adjoining golf course. Twelve units are proposed in total, comprising 4 varying styles of accommodation in addition to a separate shower block. The principle of developing the tourism element of the scheme was agreed with officers during pre-application discussions.

6.4 As detailed in section 3, the majority of the proposed structures comprise 'log cabin' style accommodation with dome style roofs. The exemption being 'the dome' which comprises a geodesic steel frame and canvas. All structures on site are temporary in character and appearance. It is considered that the proposed layout, design, scale and form of accommodation is appropriate within the wider site context.

6.5 The proposed development is sensitively located to ensure that it will not have a detrimental impact upon the amenity of existing properties nor of the proposed residential barns. The nearest dwelling to the application site is located at least 100m away and is separated from the site by the golf course which is heavily landscaped. It is considered therefore that the proposal will have no impact on the amenity or privacy enjoyed by existing residential development surrounding the site. It should be noted that the

proposed development is one that you would expect to be situated within a countryside location.

- 6.6 It is considered that the proposed tourism scheme (which will be ancillary to the existing St Andrews Major Golf Course) would complement its surrounding uses and safeguard the future of the golf clubhouse by enabling it to complete on a national level. Whilst the proposal is not technically a 'farm diversification scheme' it does follow the same general principles in that the development will support and diversify existing rural enterprise in line with Policies SP11 and MD 14 of the Deposit LDP.

The Principle of development in terms of the residential element of the scheme

- 6.7 The application site is located within the open countryside, as such the proposal would need to meet one of 4 criterion set out within Policy EN1 of the UDP. It is considered that the proposal meets criterion (iii) of the policy which confirms that permission will be granted for the re-use or adaption of existing buildings particularly to assist the diversification of the rural economy.
- 6.8 As detailed in the accompanying Business Plan, the capital raised from the sale of both barns will allow the implementation of the Greenyard Glamping development. It is considered therefore that the change of use of the existing barns are essential to assist the further diversification of the rural economy and is therefore wholly compliant with Policy EN1 of the UDP.
- 6.9 The proposed conversion of both barns for residential use supports Policy MD 1 of the deposit LDP as it will have no unacceptable impact on the countryside and will aid in the promotion of tourism, leisure and community facilities in the rural Vale of Glamorgan.
- 6.10 Small scale conversions of rural buildings to new uses will be permitted providing that the criterion enlisted in Policy ENV8 of the UDP are satisfied. Those of relevance are considered in turn below.

I. where the building is of architectural or historic value, the proposed conversion retains those architectural or historic features present in the building; and

IV. Conversion work can be undertaken without unacceptably altering the appearance and rural character of the building;

6.11 The Heritage Assessment submitted to accompany the application confirms that whilst the timber barn is not statutory listed, it still possesses and exhibits a degree of heritage significance worthy of consideration and is deemed to be a non-designated historic asset. Whilst timber barns of this age (1885-1990) are very rare in the Vale of Glamorgan, they are however very common in some other parts of the UK, and in those areas, the successful conversion of timber buildings happens routinely. The report concludes that the proposed development would not only retain the architectural and historic features present in the building (Criterion i), but could also be completed without having an unacceptable impact on its appearance and rural character (Criterion iv).

III. The building is structurally sound and the conversion can be achieved without substantial reconstruction of the external walls, or extension to the building. However, each proposal will be assessed as a matter of fact and degree, depending on the particular circumstances of the case;

6.12 Criterion iii of policy ENV8 requires the building in question to be structurally sound and capable of conversion without substantial reconstruction. Whilst it has previously been identified by the Council that the extent of the renovation required and the need to provide insulation would prohibit the building's conversion to a residential dwelling, the Heritage Assessment and Initial Structural Inspection Report conclude there is a straightforward technical solution to the provision of insulation (commonly used in the conversion of timber-framed buildings). The design and construction of these buildings were intended to make them easy to assemble, dismantle and relocate. Accordingly, the utilitarian form of the unlisted barn at Greenyard Farm makes its repair and renovation possible to achieve with the appropriate knowledge and expertise. The Historic England (2016) 'Energy Efficiency and Historic Buildings: Insulating Timber-Framed Walls' Guidance Note, which is set out in appendix 2 in the Heritage Assessment clearly demonstrates that the conversion of timber buildings is commonplace and reasonably straightforward.

V. where residential use is considered acceptable, amenity space can be provided within the curtilage of the site without undue incursion into the rural landscape;

VI. Vehicular access is available or can be provided from the public highway without any unacceptable effect upon the appearance of the countryside;

VII. Satisfactory parking provision can be made within the curtilage of the site;

6.13 The plans submitted to accompany this planning application demonstrate that the site has sufficient capacity to accommodate sufficient amenity space, suitably access and parking in line with the requirements of Criterion V, VI and VII.

IX. In the case of conversions for small scale commercial or industrial uses, any retail sale of products should be ancillary to the main use;

6.14 The Transport Statement submitted to accompany this planning application confirms that neither the residential development nor the tourism element of the scheme will have an unacceptable impact upon the local highway network (Criterion IX).

X. The proposal is not incompatible with activities carried out on adjoining land. Applicants may be requested to enter into a legal agreement to control the activities of other land in their ownership;

XI. Utility and infrastructure services can be provided without unacceptable visual intrusion and without detriment to the environment;

6.15 The proposal is not incompatible with activities carried out on adjoining land. Greenyard Farmhouse is located adjacent to the existing barns which are subject to the change of use application. A courtyard comprising of a farmhouse and a number of converted barns is not uncommon in rural locations. The existing farmhouse is serviced and it is considered that the barn conversions could be serviced as per the existing arrangement. The proposal is therefore compliant with Criterion X and XI.

XII. The proposed new use would preserve or enhance the setting or character of any conservation area; and

XIII. The proposal would preserve or enhance the architectural or historic quality of a listed building or its setting."

6.16 The proposed development would not impact upon a Conservation Area or Listed Building, as such Criterion XII and XIII are satisfied.

6.17 Policy MD12 of the Deposit LDP also comprises a set of criterion to allow the conversion of existing buildings for residential development. In line with Criterion 1, the barns in question are surplus to requirement following the change of use of the land to a golf course. Due to the diversification of the farm land, there is no doubt that replacement buildings will be required following conversion of the barns in question (Criterion 2). Criterion 3 of both

policies ENV8 of the UDP and MD12 of the deposit LDP are identical, as such this is assessed in para 5.14 above.

- 6.18 The Heritage Assessment confirms that the timber barn was built between 1885 and 1990 which predates the age as identified in the SPG which states that *“generally barns considered suitable for conversion must be of a stone or brick built construction and built before 1914”*. Whilst it is acknowledged that the SPG relates specifically to stone or built construction, the word ‘generally’ suggest that the SPG does not rule out the conversion of timber barns. It is considered that the SPG does not refer to timber barns because they are few, if any barns other than the barn in question, which pre-dates 1914 in Vale of Glamorgan Authority boundary.
- 6.19 It is considered that in meeting the tests of both policies ENV8 of the UDP, MD12 of the deposit LDP, and the criterion of the SPG the principle of conversion of both barns is considered entirely acceptable.
- Principle of the overall scheme**
- 6.20 The need to obtain planning permission for the conversion of both barn buildings to fund the wider tourism element of the scheme is provided within the accompanying Business Plan. Essentially, selling the barns for residential conversion to fund the development of the glamping scheme which will assist in securing the future of the golf club.
- 6.21 Greenyard Glamping will offer a unique opportunity to not only expand a successful business, but to fulfil an existing need for more accommodation within the Vale of Glamorgan. In 2009, a total of 5.43 million camping trips were made, an astonishing increase of 29% when considered against the previous year. For the first time, this number overtook bed and breakfast, which attracted 4.98 million stays (Office for National Statistics). Glamping is a growing trend and as such there is a huge demand for such accommodation. It should be noted that the scheme will promote not only the local golfing industry but the wider local tourism industry in line with Policy TOUR4 of the UDP and Policies SP11 and MD 14 of the Deposit LDP.
- 6.22 Greenyard Glamping will offer an array of accommodation to cater for groups of all ages and needs. Both the Modulog and the Eco-Domes are fully insulated for year round occupation. The units will offer a fresh alternative to the standard golfing holiday package and its uniqueness will be a prime selling point.
- 6.23 The proposed scheme would prevent non-designated historic asset from decaying further and potentially being left to deteriorate completely. Given the surrounding landscape, it is considered that

any structures could be well integrated in to the existing countryside successfully, and with no impact on the character and appearance of the countryside.

The impact of the development on the local highway network, Access and Car Parking;

- 6.24 UDP Policy TRAN 10 and LDP Policy MD 3 relates to parking standards and states that all new development must comply with the adopted parking standards, contained within Supplementary Planning Guidance document (2015). This document is adapted from the County Surveyors' Society (CSS) Wales parking standards. The site is classified within a zone 6 area – Deep Rural.
- 6.25 The number of parking spaces required for the proposed tourism element of the scheme has been calculated based on 'hotel parking provision' which requires 1 commercial vehicle space, 1 space per 3 non-residential staff and 1 space per a bedroom. Based on 12 units, comprising 10 no. 4 person units and 2 no. 6 person units, 52 visitor parking is required. It is considered that the parking demand of the site will be considerably lower than that of a hotel or hostel and as such 22 parking spaces are proposed. This is justified on the basis that the development proposes multi-occupancy accommodation which will attract families who will attend in a single car and groups of golfing friends who would similarly arrive in a single car or at most two. This is opposed to singular rooms that encourage individual car occupancy reminiscent of a hotel. It is therefore considered that the development proposes a sufficient level of parking for the land uses proposed. A total of 7 parking spaces plus three garages are proposed for the residential units, whilst this exceeds the maximum parking provision it should be noted that the garage would double as storage as therefore the proposal is considered acceptable in planning policy terms.
- 6.26 The Transport Statement, prepared by Asbri Transport submitted to accompany this planning application confirms that the junction visibility requires an X distance of 2.4m and a Y distance of 55m to the north and 51m to the south which is achievable. A TRICS analysis shows that the proposed development would be likely to generate approximately 6 vehicle movements (two-way) in the AM peak period and 7 vehicle movements (two-way) in the PM peak period. It is considered the existing highway network has sufficient capacity to accommodate the low level of additional vehicles that will be attracted to the development and that the impact on highway network's performance will be negligible.

6.27 The proposals are therefore compatible with established Transportation guidance in PPW and TAN18 as well as the UDP and LDP policies.

The impact of the development on ecology

6.28 The application is supported by An Extended Phase 1 Habitat Survey, Bat Survey and Nesting Bird Survey.

6.29 The Bat Survey confirms that the stone barn is used by a small number of bats. Any impact on the bat roost can easily be mitigated during the conversion, such that the overall project could offer ecological gain. Due to the presence of a bat roost, a licence to disturb will be obtained from NRW prior to any conversion works being carried out. The Nesting Bird Survey confirms that appropriate mitigation can be put in place to ensure that the proposed conversions do not impact on nesting birds.

6.30 The supporting surveys have concluded that the development will not have any significant adverse impact on protected species and there are no ecological reasons why planning permission should not be granted.

The impact of the development on hedgerows

6.31 The submitted Hedgerow Survey identified that the hedgerow and associated roadside embankment along the sites north western periphery with Argae Lane is likely to be an Important Hedgerow as defined by the Hedgerow Regulations 1997. A small proportion of this hedgerow will need to be removed to allow for access into the tourism element of the scheme. It is considered that extending the existing hedgerow with new planting to the south along Argae Lane as far as the original entrance would sufficiently mitigate against the removal of this small section.

Other considerations.

Impact of the development on the character of the surrounding area

6.32 The existing barns which are two storeys in height are not proposed to be altered externally as a result of this application, with the exception of removing small sections of the existing milking parlour. Whilst small amendments are proposed, they include the removal of structures as oppose to any extensions. The appearance of the building are wholly respected, with apertures proposed where existing opening exist. The proposal will create a three property cluster, including the existing farm house which is commonly found in countryside locations such as this.

6.33 The tourism units proposed are temporary in nature and complement

the open countryside. It is considered that appropriate landscaping will help integrate an already screened site into its surroundings.

Conclusion

- 6.1 This planning statement accompanies a planning application submitted on behalf of St Andrews Major Golf Course for the change of use of existing stone barn and timber barn to residential, partial conversion of former milking parlour to garage use, the demolition of the remaining milking parlour and steel framed buildings and erection of 12 holiday accommodation units and shower block. The application is proposed at Greenyard Farm; the farmland associated with Greenyard Farm was developed into St Andrews Major Golf Club in 1993.
- 6.2 The site currently comprises the original farmhouse, a stone barn, a timber barn, a former milking parlour, and a range of larger, more modern steel barns. None of the buildings are listed. The proposal for new glamping development, as both an ancillary use and a business expansion of the existing St Andrew Major Golf Course, is wholly dependent on funding derived from selling both barns will planning consent for conversion.
- 6.3 The proposal will safeguard the future of a non-designated historic asset, will help meet an existing need for accommodation within the Vale of Glamorgan Authority and will help boost local tourism.
- 6.4 The proposed development can be accommodated on site without having an unacceptable impact on the character and appearance of the countryside, the local highway network or local ecology.
- 6.5 Based on the material considerations outlined within this statement and the accompanying drawings and documents, it is concluded that the proposal represents an acceptable and sustainable form of development which is appropriate for the location, which will be a tourism generator in its own right and will help promote and expand St Andrews Major Golf Course.
- 6.6 The proposals therefore comply with the relevant national and development plan planning policies and supplementary planning guidance. It is for these reasons that it is respectfully requested that the Vale of Glamorgan Council grant planning permission for the proposed development.